

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
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Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer with request for final DRC authorization (sign off). Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The owner has proposed access from City right of way found to be inadequate in terms of improved right-of-way definition in Section 47-20.5.B.2, Section 47-35 (Definitions), and Section 47-25.2 (Adequacy). Specifically the City shall require the addition of drainage facilities in the right-of-way to adequately drain the right of way frontage and support any discharges from site in excess of water quality volumes.
3. The engineer shall evaluate available space in the public right-of-way for drainage facilities (minimum 15-inch perforated piping, Type C catch basins and exfiltration trench per Engineering Department Specifications and Details). If adequate space is not available a drainage easement of ten (10) to fifteen (15) feet width shall be provided on site to install the system. This system shall be designed for connection and adequacy to convey or receive storm water to or from other existing drainage in the vicinity of the project by separate bonded engineering permit.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. No Comments.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. Show the other existing trees (other than the 17 Ficus) in the planting area, indicating whether they are to be removed or remain.
2. For screening purposes, perhaps another species of evergreen tree (such as Callophyllum) could be used, as the Mahogany is semi-deciduous. Make sure the spacing between the trees is appropriate for continuous screening. Would Podocarpus be an appropriate hedge material under the tree canopy? Perhaps a better plant would be Dwarf Schefflera.
3. An Engineered plan needs to be prepared addressing the drainage problems in the area. The Landscape Plan should show the swales/retention areas.
4. Show how the landscape areas are to be protected from vehicular encroachment. This could be through the use of curbing, or other methods.
5. Label the wall on the Landscape Plan.
6. Other comments may be made at the meeting.

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Division: Planning

Member: Don Morris
954-828-5265

Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Edgewood Civic Association.
2. Provide a point-by-point text narrative of how this proposal meets the Adequacy requirements of Section 47-25.2.
3. Provide a detailed narrative of all proposed site changes.
4. Clearly delineate proposed site changes on the site plan by shading or clouding the proposed changes
5. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area.
6. Provide a detail of the proposed wall along SW 2nd Avenue.
7. Provide a five (5) foot wide sidewalk along S.W. 2nd Avenue. Show subject sidewalk on site plan and landscape plan.
8. Provide a detail of the proposed silo.
9. Discuss with Zoning Administrator the required review process for this proposal. Specifically, if the proposed changes require a Conditional Use Permit.
10. If proposal requires a Conditional Use Permit, the following shall be required:
 - a. A point-by-point narrative addressing the conditional use criteria of 47-24.3.
 - b. A point-by-point narrative addressing how this proposal complies with the Neighborhood Compatibility requirements of 47-25.3.
 - c. Site Plan Level IV approval (PZ and CC).

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11. Discuss with engineering representative the need for a risk management study.
12. All private drives shall comply with engineering standards (47-20.5 (B)).
13. Landscaping shall conform to Section 47-21. Discuss landscape improvements within the proposed parking lot and along the street with landscaping representative.
14. Applicant must provide documentation from Broward County Department of Natural Resources Protection regarding air quality prior to this item being placed on the Planning and Zoning Board Agenda (Section 47-25.3.A.2).
15. Show adjacent structures with use labels on site plan.
16. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb and gutter, curb cuts, and sidewalks). Discuss standards with engineering representative.
17. Additional comments may be forthcoming.

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Division: Police

Member: Caryn Cleary-Robataille
954-828-6419

Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. No comments at this time.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Tarmac America, LLC

Case #: 77-R-03

Date: 8/12/03

Comments:

1. Dead-end parking is prohibited pursuant to section 47-20.5.C.3.d.
2. Three (3) handicap accessible parking spaces are required pursuant Florida Accessibility Code section 4.1.2(5)(a).
3. Masonry wall located along a street shall be setback a minimum of three (3) feet from the property line pursuant to section 47-19.5.B.2. Provide design details of the masonry wall.
4. Additional comments may be discussed at the DRC meeting.